

**CARMEL REDEVELOPMENT COMMISSION Meeting
Wednesday, August 15, 2018**

ATTENDANCE:

President	Bill Hammer	Present
Vice President	Dave Bowers	Present
Secretary	Bill Brooks	Present Telephonically
Treasurer	Christine Pauley	Not Present
Member	Adam Campagna	Present
Member	Jeff Worrell	Present
Member	Michael Kerschner	Present
Executive Director	Henry Mestetsky	Present
Deputy Director	Michael Frischkorn	Present
Finance Manager	Michael Lee	Present
Office Manager	Rachel Finn	Present
City Attorney	Ashley Ulbricht	Present
Legal Consultant	Ryan Wilmering	Present

President Hammer called the meeting to order at 6:35 p.m.

The Pledge of Allegiance was said.

Approval of Minutes

The July 18, 2018 minutes were presented. Mr. Worrell moved to approve the minutes. Mr. Campagna seconded.

Vote:	Yes	No	Abstain/Recuse
Bill Hammer	X		
Dave Bowers	X		
Bill Brooks	X		
Adam Campagna	X		
Jeff Worrell	X		

Financial Matters

Mr. Lee stated the Commission's end of the month June balance totaled \$1,549,198.77 and, including the restricted funds, the balance totaled \$7,346,693.08.

Update on Outstanding Receivables

Mr. Lee stated there are two outstanding receivables:

- 1) Project Blue invoices of \$15,643.
- 2) Initial Energy Consumption Fee for The Mezz of \$346,411.

Approval of Claims

Mr. Lee requested the Commission to approve the non-operating invoices in the amount of \$512,849.18.

Mr. Lee stated that there is a disbursement to be paid out of the Midtown South Bond in the amount of \$1,732.51.

Mr. Lee stated that there is a disbursement to be paid out of the 2016 TIF Bond in the amount of \$10,584.58.

Mr. Lee stated that there is a disbursement to be paid out of the 2016 COIT Bond in the amount of \$46,998.95.

Mr. Brooks moved approve. Mr. Campagna seconds.

Vote:	Yes	No	Abstain/Recuse
Bill Hammer	X		
Dave Bowers	X		
Bill Brooks	X		
Adam Campagna	X		
Jeff Worrell	X		

Approval of Change Orders – Action Item #1

Mr. Lee sought approval of change orders for the Hotel and Midtown South Garage projects. Mr. Worrell asked about the signage deduction. Mr. Frischkorn informed the Commission that the original locations for the signs were not viable due to underground utilities but that the City is looking for alternate locations. Mr. Campagna asked Mr. Wilmering if there was an conflict of interest issue due to his employee working as the construction manager on the Hotel project. Mr. Wilmering provided a thorough explanation of why Mr. Campagna does not have a conflict in this instance. Mr. Campagna moves to approve the change orders, seconded by Mr. Brooks.

Vote:	Yes	No	Abstain/Recuse
Bill Hammer	X		
Dave Bowers			X(abstain)
Bill Brooks	X		
Adam Campagna	X		
Jeff Worrell	X		

Executive Director Reports with Update on Properties

Mr. Mestetsky highlighted the ongoing CRC projects. The Anthony’s Chophouse opened. The Midtown West project is proceeding quickly due to good weather. The Midtown Plaza project has started with the Monon Boulevard southbound lane open for pedestrian traffic. The Proscenium project started. The Hotel project will be choosing a lender and design is proceeding.

Committee Reports

Finance Committee – None

Architectural Review Committee – The committee met on August 9th and discussed the Playfair and Holland plans and the Monon and Main south façade.

Old Business

None.

New Business

- a. **Action Item #2** – Approval of mural contract

Mr. Lee asked that the Commission approve a contract for painting of the mural on the south façade of the Midtown North garage. Mr. Bowers moved to approve, seconded by Worrell.

Vote:	Yes	No	Abstain/Recuse
Bill Hammer	X		
Dave Bowers	X		
Bill Brooks	X		
Adam Campagna	X		
Jeff Worrell	X		

- b. **Action Item #3** – Resolution 2018-07 re: transfer of property from City to CRC

Mr. Mestetsky stated that this will transfer three leftover parcels adjacent to the Mohawk Landing parcel from the City to the CRC. Mr. Campagna moves to approve, Mr. Bowers seconds.

Vote:	Yes	No	Abstain/Recuse
Bill Hammer	X		
Dave Bowers	X		
Bill Brooks	X		
Adam Campagna	X		
Jeff Worrell	X		

Other Business

None.

Adjournment

Mr. Bowers moves to adjourn, seconded by Mr. Campagna. The Commission adjourned the meeting at 6:57 p.m.

The next regularly scheduled meeting is Wednesday, September 19, 2018 at 6:30 p.m.